

SAUSALITO PLANNING COMMISSION
Wednesday, May 31, 2017
Approved Action Minutes¹

Call to Order

Chair Cleveland-Knowles called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Susan Cleveland-Knowles, Vice Chair Morgan Pierce,
Commissioner Janelle Kellman, Commissioner Vicki Nichols,
Commissioner Bill Werner

Absent: None.

Staff: Community Development Director Danny Castro
Senior Planner Calvin Chan, Project Planner Milan Nevajda,
Assistant Planner David Chursenoff, City Attorney Mary Wagner

Approval of Agenda

Vice Chair Pierce moved and Commissioner Nichols seconded a motion to hear Items 2 and 4 before Items 1, 3, and 5, and to approve the agenda as amended. The motion passed 5-0.

Public Comments On Items Not on the Agenda

Alex Kashef

Communications

- Staff: Community Development Director Castro reviewed the progress of the General Plan Update.
- Commission: None.

Approval of Minutes

May 10, 2017

Commissioner Nichols moved and Vice Chair Pierce seconded a motion to approve the draft minutes, as presented. The motion passed 5-0.

Public Hearings

Declarations of Planning Commissioner Public Contacts

Vice Chair Pierce disclosed that with respect to Item 3 he had met with the project's architect to review the merits of the project, but offered no opinion on the project.

¹ A video recording of this meeting is available at: <http://www.ci.sausalito.ca.us/>.

1 **Chair Cleveland-Knowles disclosed that with respect to Item 3 she had reached**
2 **out to the project architect and received an email, but did not meet with him.**

3
4 **2. PHIL FRANK STATUE AT ICE HOUSE PLAZA / 780 BRIDGEWAY /**
5 **DR 15-340**

6 Staff: Calvin Chan
7

8 **DESCRIPTION:** The Sausalito Historical Society and Sausalito Foundation seek
9 the Planning Commission's review of the location of the Phil Frank statue in the
10 Ice House Plaza, surrounding the Ice House building at 780 Bridgeway. The
11 Planning Commission, at its February 22, 2017 meeting, approved the Ice House
12 Plaza improvements with the exception of the Phil Frank statue. The City
13 Council, at its May 2, 2017 meeting, accepted the artwork to be placed in the Ice
14 House Plaza and directed that the Planning Commission review the location of
15 the statue in the Plaza on the basis of ensuring sufficient pedestrian clearance
16 and accessibility.
17

18 **RECOMMENDATION:** Review and determine the location of the statue in the Ice
19 House Plaza.
20

21 The public hearing was opened.
22

23 Senior Planner Chan provided a PowerPoint presentation.
24

25 Planning Commission questions to staff followed.
26

27 The public testimony period was opened.
28

29 The applicant, Bill Hynes of SWA Group, provided a PowerPoint presentation.
30

31 **Public Comments:**

32 Alice Merrill
33

34 The public testimony period was closed.
35

36 Planning Commission comments followed.
37

38 **Commissioner Werner moved and Commissioner Kellman seconded a motion to**
39 **approve the proposed location of the Phil Frank statue in the Ice House Plaza.**
40 **The motion passed 5-0.**
41

42 The public hearing was closed.
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1 **4. SOUTHVIEV PARK IMPROVEMENTS / CORNER OF NORTH STREET AND**
2 **FOURTH STREET / DR 17-150**

3 Staff: David Chursenoff
4

5 **DESCRIPTION:** The City of Sausalito is requesting a Design Review Permit for
6 proposed safety, accessibility, and design improvements to Southview Park. The
7 project includes a new playground and play equipment, installing new and
8 repairing existing retaining walls, resurfacing the tennis court, tree removal and
9 new landscaping, and upgrading various site amenities.
10

11 **RECOMMENDATION:** Approve, subject to conditions.
12

13 **Commissioner Werner indicated that he would recuse himself from participating**
14 **in the public hearing regarding Southview Park Improvements, because he lives**
15 **within 500 feet of the subject site.**
16

17 The public hearing was opened.
18

19 Assistant Planner Chursenoff and Parks and Recreation Director Mike Langford
20 provided a PowerPoint presentation.
21

22 The public testimony period was opened.
23

24 The applicant, Bill Hynes of SWA Group, provided a presentation.
25

26 Planning Commission questions to the applicant followed.
27

28 Planning Commission questions to staff followed.
29

30 **Public Comments**

31 Dave Brenzer
32 Karen Benjamin
33 Alex Kashef
34 Jann Johnson
35 Bryan Boches
36 Alice Merrill
37 Wood Lockhart
38 Shannon Miller
39 Natasha Damner
40 Teri Lang
41

42
43 The public testimony period was closed.
44

45 Planning Commission comments followed.
46

47 **Commissioner Kellman moved to continue the public hearing for Southview Park**
48 **Improvements to a date uncertain.**
49
50

1 Planning Commission questions to staff followed.

2
3 Planning Commission comments followed.

4
5 **Commissioner Nichols seconded the motion.**

6
7 Planning Commission comments followed.

8
9 **The maker of the motion amended the motion to include direction that it be**
10 **limited to focusing on the programming for the park.**

11
12 **The seconder of the motion approved the amendment.**

13
14 **The motion passed 4-0.**

15
16 The public hearing was closed.

17
18 **Vice Chair Pierce moved and Commissioner Werner seconded a motion to hear**
19 **Item 5 before Item 3. The motion passed**

20
21 **1. COYNE RESIDENCE / 168 SANTA ROSE AVENUE / DR-TRP 15-355**

22 Staff: Milan Nevajda

23
24 **DESCRIPTION:** Ray Cassidy, on behalf of the property owner Martin Coyne, is
25 requesting a Design Review Permit to construct a 2,471 square foot, three-level,
26 single-family dwelling on an undeveloped parcel with a 418 square foot attached
27 garage, and two rear patios at 168 Santa Rosa Avenue. Landscape
28 improvements are proposed throughout the site; Tree Removal Permit to remove
29 7 protected trees and plant 12 replacement trees onsite; ratify a citation fee set
30 by the Enforcement Officer for an alteration to a protected tree without a permit.
31 The applicant will report on the progress of project design revisions and requests
32 a continuance.

33
34 **RECOMMENDATION:** Continue to a date certain.

35
36 The public hearing was opened.

37
38 Project Planner Nevajda provided a PowerPoint presentation.

39
40 The public testimony period was opened.

41
42 The applicants, Ray Cassidy, architect Jared Polsky of Polsky Perlstein Architects, and
43 architect Brad Hubbell of Hubbell Daily Architecture, provided a presentation.

44
45 Planning Commission questions to the applicants followed.

1 **Public Comments**

2 Roland Stocke

3 James Sparkman

4 Jill Gwinn

5 Michael Rex

7 The public testimony period was closed.

9 Planning Commission comments followed.

11 **Commissioner Werner moved to deny a Design Review Permit for 168 Santa Rosa Avenue.**

14 Planning Commission questions to staff followed.

16 **Community Development Director Castro requested two amendments to the resolution of denial:**

- 18 • **Note the Planning Commission meeting of May 31, 2017 and describe the purpose of the meeting.**
- 20 • **Change date on last page to May 31, 2017.**

22 **The maker of the motion agreed to the amendments to the resolution of denial.**

25 **Commissioner Nichols seconded the motion.**

27 **The motion passed 5-0.**

29 The public hearing was closed.

31 **5. GOODSON RESIDENCE / 44 WRAY AVENUE / DR 16-319**

32 Staff: David Chursenoff

34 **DESCRIPTION:** David Spurgeon, on behalf of property owner Robert Goodson,
35 requests a Design Review Permit, subject to heightened design review, for the
36 construction of a 252 square foot accessory structure with a two-car carport
37 located above measuring 12'-0" in height above street level and 17'-6" above
38 average natural grade.

40 **RECOMMENDATION:** Approve, subject to conditions.

42 The public hearing was opened.

44 Associate Planner Chursenoff provided a PowerPoint presentation.

46 Planning Commission questions to staff followed.

48 The public testimony period was opened.

1 The applicant, David Spurgeon, provided a presentation.

2
3 Planning Commission questions to the applicant followed.

4
5 **Public Comments**

6 None.

7
8 The public testimony period was closed.

9
10 Planning Commission comments followed.

11
12 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**
13 **approve a Design Review Permit for 44 Wray Avenue. The motion passed 5-0.**

14
15 The public hearing was closed.

16
17 **3. HOLUB RESIDENCE/ 446/448 SAUSALITO BOULEVARD AND 77**
18 **CRESCENT AVENUE / DR-CCP-PM-EA-TRP 15-234)**

19 Staff: Calvin Chan

20
21 **DESCRIPTION:** David Holub, property owner, seeks review of project revisions
22 for the construction of a new single-family residential dwelling at 77 Crescent
23 Drive. The City Council, at its January 24, 2017 meeting, considered an appeal
24 by David Holub of the Planning Commission's denial of the Design Review
25 Permit for substantial demolition and remodel of an existing two-unit residential
26 dwelling (446/448 Sausalito Boulevard) and construction of a new single-family
27 residential dwelling (77 Crescent Avenue); a Tree Removal Permit for the
28 removal of three protected trees and six heritage trees; a Parcel Map and
29 Condominium Conversion Permit to convert the property into a three-unit
30 condominium covenant; and an Encroachment Agreement for improvements in
31 the public right-of-ways fronting 446/448 Sausalito Boulevard and 77 Crescent
32 Avenue. The City Council remanded the project to the Planning Commission with
33 specific direction to the applicant to reduce the scale and mass of the 77
34 Crescent Avenue building, and to the Planning Commission to determine if the
35 Design Review Findings can be made to approve the project as revised, and to
36 forward its recommendations to the City Council.

37
38 **RECOMMENDATION:** Review project revisions and determine if the Design
39 Review Findings can be made to approve the project as revised; forward
40 recommendations to the City Council.

41
42 The public hearing was opened.

43
44 Senior Planner Chan provided a PowerPoint presentation.

45
46 Planning Commission questions to staff followed.

47
48 The public testimony period was opened.

1 The applicant, John McCoy of McCoy Architecture, provided a PowerPoint presentation.

2
3 Planning Commission questions to the applicant followed.

4
5 **Public Comments**

6 Dan Greening

7 Bob Braid

8 Kaethin Prizer

9
10 The public testimony period was closed.

11
12 The applicant provided rebuttal comments.

13
14 Planning Commission questions to the applicant followed.

15
16 Planning Commission comments followed.

17
18 Comments by property owner, David Holub, followed.

19
20 Planning Commission comments followed.

21
22 **Chair Cleveland-Knowles moved and Commissioner Werner seconded a motion**
23 **to return the application to the City Council with the recommendation that the**
24 **Planning Commission could not make Findings 1, 3, and 12 for the reasons**
25 **discussed for 446/448 Sausalito Boulevard and 77 Crescent Avenue. The motion**
26 **passed 4-1 (No-Nichols).**

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28
29 The public hearing was closed.

30
31 **Old Business**

32 None.

33
34 **New Business**

35 None.

36
37 **Adjournment**

38
39 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**
40 **adjourn the meeting. The motion passed 5-0.**

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42 The meeting was adjourned at 10:36 p.m.

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44
45 

46 Submitted by
47 Danny Castro
48 Community Development Director
49
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Approved by
Susan Cleveland-Knowles
Chair

